



City of El Paso – City Plan Commission Staff Report

Case No: SUSU11-00137 Mission Ridge Unit Nine
Application Type: Major Preliminary
CPC Hearing Date: February 9, 2012
Staff Planner: Kevin Smith, 915-541-4903, smithkw@elpasotexas.gov
Location: North of Eastlake Boulevard and East of I-10
Legal Description Acreage: 53.817 acres
Rep District: ETJ
Existing Use: Vacant
Existing Zoning: N/A
Proposed Zoning: N/A

Nearest School: Horizon Heights Elementary School (0.23-mile)
Nearest Park: Ranchos Del Sol (4.80 miles)
Parkland Fees Required: N/A
Impact Fee Area: Not in Impact Fee Area and will not be subject to impact fees

Property Owner: State of Texas GLO
Applicant: Hunt Mission Ridge, LLC
Representative: CEA Group

SURROUNDING ZONING AND LAND USE:

North: ETJ/ Vacant
South: ETJ/ Vacant
East: ETJ/ Vacant
West: ETJ/ Vacant

THE PLAN FOR EL PASO DESIGNATION: Residential

APPLICATION DESCRIPTION

The applicant is proposing development of 326 single-family residential lots with the smallest being approximately 4,510 square feet and the largest being approximately 12,900 square feet. The applicant is also proposing a drainage right-of-way/ponding area. Primary access will be from Eastlake Boulevard.

This application is vested under the previous subdivision code. The applicant is also requesting the following modifications:

- To allow for a 76-foot right-of-way with 44 feet of pavement, a 12-foot landscaped median, with 5-foot parkways and 5-foot sidewalks which will be along Emerald Park Drive.

- To allow for a 52-foot right-of-way with 32 feet of pavement with 5-foot parkways and 5-foot sidewalks as in the current subdivision code.

Development Coordinating Committee

The Development Coordinating Committee recommends **approval** of the modifications based on reason 3 of Section 19.04.170.A of the previous code and **approval** of Mission Ridge Unit Nine on a major preliminary basis.

Staff is also recommending that the City Plan Commission require the applicant to landscape the parkway area on Eastlake Boulevard, as stipulated under Section 19.16.080(D): *The city plan commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the planning & economic development director or designee, to provide visual separation between the development and the street.* Staff also recommends that if the City Plan Commission requires landscaping, that the condition be coordinated with the El Paso Department of Transportation where it conflicts with site visibility standards, utilities, and parkway illumination. For the type of landscaping, staff recommends the developer select trees designated as median/street/right of way appropriate from the City's Plant and Tree List, to be placed 30-feet on centers.

Planning Division Recommendation

Approval with modifications. In this case, Reason 3 is met because the subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety, economy, tax yield, maintenance cost, response time, drainage, vehicular access, and pedestrian passage.

Engineering and Construction Management – Land Development

We have reviewed subject plan recommend **Approval**; Developer/Engineer needs to address the following comments:

1. Provide complete **Engineering Report** for **ETJ** requirements.
2. Address the drainage at the intersection of **Eastlake Boulevard** and **Emerald Park Drive**.
3. Clarify the drainage runoff direction at the north intersection of **Caterick Street** and **Bradford Street**.

(These comments will be addressed with the final plat and/or the improvement plan stage.)

The Subdivision is within Flood Zone x-“Areas of minimal flooding” – Panel # 480212 0250B, dated September 4, 1991.

El Paso DOT

The subdivision was reviewed utilizing the previous version of Title 19 of the El Paso City Code.

The Department of Transportation has no objections to the proposed plat with the following conditions: